



# CENTRAL CITY ECONOMIC DEVELOPMENT



KANSAS  
CITY

## PUBLIC MEETING NOTICE

### CENTRAL CITY ECONOMIC DEVELOPMENT SALES TAX BOARD

A public meeting of the Central City Economic Development Sales Tax Board will take place at the following place and time:

Tuesday, April 9, 2024  
12:15 PM

Zoom Meeting: <https://us06web.zoom.us/j/81824671325>

1. Call to Order
2. Minutes
3. Treasurer's Report
4. Consultant's Report
5. Policy-Project Modification Request
  - Linwood Garden
  - One Nive Vine
  - Jazz Hill Apartments
6. Project Report
  - Rounds I, II, III, IV, V
7. Other Business
  - Round 6 RFP updates
8. Public Comments
9. Additional Business
  - There may be general discussion of matters related to the Central City Economic Development Sales Tax.
  - Pursuant to subsections (1) and (12) of Section 610.021 of the Revised

Statutes of Missouri, there may be a closed session to discuss a) legal matters, litigation or privileged communications with attorneys; and/or b) sealed proposals and related documents or any documents related to a negotiated contract.

#### 10. Adjourn

Any person with a disability desiring reasonable accommodation to attend this meeting should contact the City's 311 Action Center.



Kansas City voters took a bold step in 2017 to spark redevelopment along the Prospect Avenue corridor by approving a one-eight-cent sales tax designated to support economic development.

Visit [www.kcmo.gov/cced](http://www.kcmo.gov/cced) for the latest information.

**Central City Economic Development Sales Tax Board**

**Meeting Minutes  
(Open Session)**

**Zoom Virtual Meeting  
March 12, 2024**

**Board Members Present:**

Steven Anthony - President  
Mathew Oates – Vice President  
Kenneth Bacchus, Treasurer  
Jon Otto, Secretary  
Anthony Williams

**Staff & Others:**

Dion Lewis, Deputy Director of HCDD  
Kyle Elliot, Deputy Director of HCDD  
Aisha Safir, Administration HCDD  
Joseph Guarino, Legal Counsel

**Call to Order**

Chairman, Anthony called the meeting to order at 12:16 p.m.

**Minutes**

Kenneth Bacchus moved, seconded by Jon Otto to approve the February 13, 2024 Open Meeting Minutes and March 8, 2024 Special Meeting Minutes as amended with the position of treasurer noted as Kenneth Bacchus.

*4-Ayes; Stephen Anthony, Mathew Oates, Kenneth Bacchus, Jon Otto– Motion Approved*

**Treasurer’s Report**

Kenneth Bacchus moved, seconded by Jon Otto to approve the Treasurer’s Report Comparison of Revenues, Expenditures and Change in Fund Balance as of February 29, 2024.

Eric Clevenger provided a comprehensive overview of funding rounds year to date as well as last month’s ending fund balance. Deputy Lewis noted the clawback ordinance should be presented on the upcoming Council Docket.

*4-Ayes; Stephen Anthony, Mathew Oates, Kenneth Bacchus, Jon Otto– Motion Approved*

**Consultant’s Report**

Lelia Allen, Consultant of Harrison Lee Development, Inc. informed the board of the CCED RD6 RFP completion. Deputy Lewis noted the CCED RD6 RFP will have a noted allocation of \$18 Million and released on March 18, 2024. Treasurer Bacchus noted the allocation for the RFP should include the surplus amount.

**Policy Project Modification Request**

**Zhou B Arts**

Kenneth Bacchus moved, seconded by Jon Otto to approve the consideration of additional funding in the amount of \$375,000.00 for Zhou B Arts.

*4-Ayes; Stephen Anthony, Mathew Oates, Kenneth Bacchus, Jon Otto– Motion Approved*

**Prospect Summit**

Kenneth Bacchus moved, seconded by Jon Otto to approve the consideration of additional funding in the amount of \$475,000.00 for Prospect Summit.

*4-Ayes; Stephen Anthony, Mathew Oates, Kenneth Bacchus, Jon Otto– Motion Approved*

**Monarque Advisory**

Kenneth Bacchus moved, seconded by Jon Otto to approve the consideration of additional funding in the amount of \$328,732.00 for Monarque Advisory.

*4-Ayes; Stephen Anthony, Mathew Oates, Kenneth Bacchus, Jon Otto– Motion Approved*

*Mathew Oates left the open meeting at 1:05 p.m.*

**Jazz Hill**

The board gained consensus to hold Jazz Hill for consideration of project modification until April 9, 2024.

**Ivanhoe Neighborhood Council (Garfield Senior Cottages)**

Kenneth Bacchus moved, seconded by Jon Otto to approve the consideration of additional funding in the amount of \$165,707.00 for Ivanhoe Neighborhood Council.

*Anthony Williams joined the open meeting at 1:10 p.m.*

*4-Ayes; Stephen Anthony, Kenneth Bacchus, Jon Otto, Anthony Williams– Motion Approved*

**Linwood Garden**

The board gained consensus to hold Linwood Garden for consideration of project modification until April 9, 2024.

**Palestine Economic Development**

Kenneth Bacchus moved, seconded by Jon Otto to approve the consideration of additional funding in the amount of \$572,000.00 for Palestine Economic Development.

*4-Ayes; Stephen Anthony, Kenneth Bacchus, Jon Otto, Anthony Williams– Motion Approved*

**Heroes Home Gate**

Kenneth Bacchus moved, seconded by Jon Otto to approve the consideration of additional funding in the amount of \$375,000.00 for Heroes Home Gate.

*4-Ayes; Stephen Anthony, Kenneth Bacchus, Jon Otto, Anthony Williams– Motion Approved*

**One Nine Vine**

The board gained consensus to hold One Nine Vine for consideration of project modification until April 9, 2024.

**Public Comments**

No additional public comments were held.

**Other Business**

HCDD staff provided updates on CCED Rounds 1-V.

**Motion to Close**

Kenneth Bacchus moved, seconded by Jon Otto to go into closed session at 1:43 p.m. under Section 610.021 sub sections 1, 2 and 12, RSMo of closed meetings and closed records to discuss negotiated contracts, legal matters, real estate, sealed bids and proposals.

*4-Ayes; Stephen Anthony, Kenneth Bacchus, Jon Otto, Anthony Williams– Motion Approved*

**Open Session Reconvened**

Jon Otto moved, seconded by Kenneth Bacchus to return to Open Session at 2:13 p.m.

*4-Ayes; Stephen Anthony, Kenneth Bacchus, Jon Otto, Anthony Williams– Motion Approved*

**Unfinished Business**

Kenneth Bacchus moved, seconded by Jon Otto to extended Harrison Lee Development, Inc. consulting contract for six (6) months, from March 14, 2024, to September 14, 2024 with an amount not to exceed \$91,000.00.

*4-Ayes; Stephen Anthony, Kenneth Bacchus, Jon Otto, Anthony Williams– Motion Approved*

**Adjournment**

Chairman Anthony adjourned the open meeting at 2:14 p.m.

Transcribed by: Aisha Safir, Housing & Community Development Department

**Central City Economic Development Sales Tax Board**

**Meeting Minutes  
(Closed Session)**

**Zoom Virtual Meeting  
March 12, 2024**

**Board Members Present:**

Steven Anthony - President  
Mathew Oates – Vice President  
Kenneth Bacchus, Treasurer  
Jon Otto, Secretary  
Anthony Williams

**Staff & Others:**

Dion Lewis, Deputy Director of HCDD  
Kyle Elliot, Deputy Director of HCDD  
Aisha Safir, Administration HCDD  
Joseph Guarino, Legal Counsel

**Motion to Close**

Kenneth Bacchus moved, seconded by Jon Otto to go into closed session at 1:43 p.m. under Section 610.021 sub sections 1, 2 and 12, RSMo of closed meetings and closed records to discuss negotiated contracts, legal matters, real estate, sealed bids and proposals.

*4-Ayes; Stephen Anthony, Kenneth Bacchus, Jon Otto, Anthony Williams– Motion Approved*

**Call to Order**

Chairman, Anthony called the closed meeting to order at 1:43 p.m.

**Unfinished Business**

Personnel matters were discussed surrounding the consultant contract for Harrison Lee Development Consulting, Inc.

**Open Session Reconvened**

Jon Otto moved, seconded by Kenneth Bacchus to return to Open Session at 2:13 p.m.

*4-Ayes; Stephen Anthony, Kenneth Bacchus, Jon Otto, Anthony Williams– Motion Approved*

Transcribed by: Aisha Safir, Housing & Community Development Department

**Central City Economic Development Sales Tax Fund #2200**  
**Comparison of Revenues, Expenditures**  
**and Change in Fund Balance for FY 2024**  
**March 31, 2024**

	Actual FY 2021-22	Actual FY 2022-23	Adopted FY 2023-24	Projected Activity FY 2023-24	Activity to Date <sup>1</sup> FY 2023-24	Actuals to Date <sup>2</sup> FY 2023-24
Beginning Fund Balance	\$ 24,781,743	\$ 20,324,632	\$ 27,658,529	\$ 27,658,529	\$ 27,658,529	\$ 27,658,529
Reserve for Encumbrances	3,510,209	6,430,693	4,434,053	4,434,053	4,434,053	4,434,053
Rollforward of encumbrances from prior fiscal year	(6,430,693)	(4,434,053)	-	-	-	-
Rollforward of appropriations to next fiscal year	(17,998,560)	(24,108,436)	-	-	-	-
<b>Total Fund Balance</b>	<b>3,862,700</b>	<b>(1,787,164)</b>	<b>32,092,582</b>	<b>32,092,582</b>	<b>32,092,582</b>	<b>32,092,582</b>
<b>Revenues</b>						
Sales Tax	11,382,152	12,856,564	11,894,349	11,894,349	11,928,219	11,928,219
Miscellaneous Income	4,857	52,357	56,000	56,000	4,452	4,452
<b>Total Revenues</b>	<b>\$11,387,008</b>	<b>\$12,908,921</b>	<b>\$11,950,349</b>	<b>11,950,349</b>	<b>\$11,932,670</b>	<b>\$11,932,670</b>
<b>Expenses</b>						
Wages	67,616	97,883	103,995	103,995	103,995	104,127
Benefits-Insurance-Health-FICA	23,792	35,189	46,957	46,957	46,957	34,724
Pension	13,332	16,639	13,563	13,563	13,563	15,896
Employee charged-in	544	-	-	-	-	-
<b>Salary and Wages Subtotal</b>	<b>105,283</b>	<b>149,711</b>	<b>164,515</b>	<b>164,515</b>	<b>164,515</b>	<b>154,747</b>
Training/Meeting/Phone/Network Charges	-	10,908	8,740	18,940	18,940	17,525
Printing / Office Supplies/Advertisements	2,532	12,265	800	800	800	265
Transfer to General Fund (Administrative charge)	-	13,150	81,746	81,746	81,746	74,934
<b>Meeting and Other Related Expenses Subtotal</b>	<b>2,532</b>	<b>36,323</b>	<b>91,286</b>	<b>101,485</b>	<b>101,485</b>	<b>92,724</b>
Ivanhoe Neighborhood Council (Round 1)	933,840	-	-	165,707	-	-
National Assoc of Construction Cooperatives (Round 1)	-	-	-	300,000	300,000	300,000
Neighbors United (Round 1)	-	66,024	-	-	-	-
<b>Round 1 Funding Subtotal:</b>	<b>933,840</b>	<b>66,024</b>	<b>-</b>	<b>465,707</b>	<b>300,000</b>	<b>300,000</b>
Urban America Southpointe, LLC (Round 2 Recommendation)	500,000	-	-	-	-	-
Urban America – KC EVE, LLC (Round 2 Recommendation)	-	-	-	-	1,205,231	-
KC Town Hall (Round 2 Recommendation)	-	-	-	-	490,539	-
Palestine Economic Dev. Corp. (Round 2 Recommendation)	-	1,073,226	-	1,786,782	1,214,782	1,214,782
Urban Neighborhood Initiative (Round 2 Recommendation)	-	180,000	-	70,000	70,000	70,000
Oak Park Neighborhood Association (Round 2 Recommendation)	1,703,961	-	-	1,246,039	1,246,039	1,246,039
Linwood Gardens (Round 2 Recommendation)	402,138	99,196	-	648,667	648,667	298,667
Prospect Summit Duplexes (Round 2 Recommendation)	-	-	-	2,525,000	2,050,000	-
Neighbors United Supplemental (Round 2 Recommendation)	-	107,853	-	-	-	-
<b>Round 2 Funding Subtotal:</b>	<b>2,606,099</b>	<b>1,460,275</b>	<b>-</b>	<b>6,276,488</b>	<b>6,925,258</b>	<b>2,829,488</b>
Conrad Wright Media Building (Round 3 Recommendation)	100,000	-	-	100,000	100,000	100,000
CELT (Round 3 Recommendation)	-	-	-	422,354	422,354	-
Parade Park Homes (Round 3 Recommendation)	-	-	-	-	905,000	-
One Nine Vine (Round 3 Recommendation)	-	3,960,000	-	-	-	-
Jazz Hill Homes (Round 3 Recommendation)	3,212,056	-	-	912,240	912,240	912,240
The Overlook (Round 3 Recommendation)	5,000,000	-	-	150,000	150,000	150,000
Santa Fe (Round 3 Recommendation)	610,000	-	-	-	-	-
<b>Round 3 Funding Subtotal:</b>	<b>8,922,056</b>	<b>3,960,000</b>	<b>-</b>	<b>1,584,594</b>	<b>2,489,594</b>	<b>1,162,240</b>
Heroes Home Gate (Round 4 Recommendation)	-	-	-	1,875,000	1,500,000	1,500,000
Ivanhoe Minor Home Rep (Round 4 Recommendation)	-	-	-	545,000	545,000	545,000
Jerusalem Farm (Round 4 Recommendation)	-	-	-	250,000	250,000	250,000
Monarque Advisory Dev (Round 4 Recommendation)	-	275,000	-	393,232	-	-
Promise Place (Round 4 Recommendation)	-	-	-	3,600,000	3,600,000	-
Zhou B Art Center (Round 4 Recommendation)	-	1,500,000	-	375,000	-	-
<b>Round 4 Funding Subtotal:</b>	<b>-</b>	<b>1,775,000</b>	<b>-</b>	<b>7,038,232</b>	<b>5,895,000</b>	<b>2,295,000</b>
2000 Vine (Round 5 Recommendation)	-	-	-	950,000	950,000	950,000
Allenwood (Round 5 Recommendation)	-	-	-	667,718	667,718	-
Flora Avenue Apartments & Chil (Round 5 Recommendation)	-	-	-	573,743	573,743	-
Jamestown (Round 5 Recommendation)	-	-	-	836,049	836,049	-
Jazz District III (Round 5 Recommendation)	-	-	-	4,000,000	4,000,000	-
Neyan's Place (Round 5 Recommendation)	-	-	-	350,000	350,000	350,000
Sanford B Ladd School Redevel (Round 5 Recommendation)	-	-	-	3,000,000	3,000,000	-
Sisters in Christ (Round 5 Recommendation)	-	-	-	678,268	678,268	-
Urbanity (Round 5 Recommendation)	-	-	-	686,306	686,306	-
Washington Wheatley (Round 5 Recommendation)	-	-	-	250,000	250,000	-
<b>Round 5 Funding Subtotal:</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>11,992,084</b>	<b>11,992,084</b>	<b>1,300,000</b>
Ivanhoe Neighborhood Council (Supplemental Funding)	287,492	-	-	-	-	-
Emanuel Family & Child Development (Supplemental Funding)	-	-	-	500,000	500,000	500,000
<b>Supplemental Funding Subtotal:</b>	<b>287,492</b>	<b>-</b>	<b>-</b>	<b>500,000</b>	<b>500,000</b>	<b>500,000</b>
<b>Projects Recommended for Funding Subtotal</b>	<b>12,749,487</b>	<b>7,261,299</b>	<b>-</b>	<b>27,857,105</b>	<b>28,101,936</b>	<b>8,386,728</b>
Harrison-Lee Consultant Services	66,334	124,331	-	173,335	173,335	173,335
Construction Observation Consultants	-	-	-	4,290	4,290	4,290
<b>Consulting Services Subtotal</b>	<b>66,334</b>	<b>124,331</b>	<b>-</b>	<b>177,625</b>	<b>177,625</b>	<b>177,625</b>
<b>Contractual Services</b>			<b>11,694,548</b>	<b>12,192,107</b>	<b>11,947,276</b>	<b>\$0</b>
<b>Total Expenditures</b>	<b>12,923,636</b>	<b>7,571,664</b>	<b>11,950,349</b>	<b>40,492,838</b>	<b>40,492,837</b>	<b>8,811,823</b>
<b>Surplus (Deficit)</b>	<b>(1,536,628)</b>	<b>5,337,256</b>	<b>-</b>	<b>(28,542,489)</b>	<b>(28,560,167)</b>	<b>3,120,847</b>
<b>Total Ending Fund Balance</b>	<b>\$ 2,326,072</b>	<b>\$ 3,550,093</b>	<b>\$ 32,092,582</b>	<b>\$ 3,550,094</b>	<b>\$ 3,532,416</b>	<b>\$ 35,213,430</b>

**Footnotes:**

1. Reflects actual FY 24 collected revenues and city appropriations within the city's financial system.
2. Reflects actual FY 24 collected revenues, expenditures and encumbrances in the city's financial system.

Central City Economic Development Sales Tax Fund, #2200  
 FY 2024-25 Adopted Budget  
 Effective date: May 1, 2024

Account Name	FY25 Adopted Budget
<b>Revenues</b>	
Sales Tax	\$ 13,049,413
Miscellaneous Income	52,880
<b>Total Revenues Subtotal</b>	<b>\$ 13,102,293</b>
<b>Expenditures</b>	
Wages-Reg Full Time Employees	106,630
Benefits-Insurance-Health-FICA	28,230
Pension	17,955
Employee charged-out (net)	(23,208)
<b>Salary and Wages Subtotal</b>	<b>129,607</b>
Training/Meeting/Phone/Network Charges	23,733
Printing / Office Supplies/Advertisements	2,000
Transfer to General Fund (Administrative charge)	59,877
<b>Meeting and Other Related Expenses Subtotal</b>	<b>85,610</b>
Contractual Services	\$ 12,887,076
<b>Contractual Services Subtotal</b>	<b>12,887,076</b>
<b>Total Expenditures Subtotal</b>	<b>13,102,293</b>
<b>FY 2025 Adopted Budget Surplus (Deficit)</b>	<b>\$ -</b>



Central City Sales Tax Project Updates - As of April 4, 2024

Project	Developer Name	Location	Summary	Project Type	CCED Funds Awarded	Project Budget	Lvgd Ratio	Funds Disbursed	New Project Budget	Additional Funding Request (Recommendation)	New Lvg Ratio	Notes
Round 2												
Project	Developer Name	Location	Summary	Project Type	CCED Funds	Project Budget	Lvgd Ratio	Funds Disbursed	New Project Budget	Additional Funding Request (Recommendation)	New Lvg Ratio	Notes
Linwood Garden	James Scott	3220 Michigan Ave	Develop 32 housing units, community kitchen, coffee shop and exterior shelter near Linwood and Michigan.	Residential	\$ 1,150,000	\$ 7,667,968	15.00%	\$ 501,334		\$ 22,697	0.00%	Unknown New Project Budget/No additional information provided to staff.
Round 3												
Project	Developer Name	Location	Summary	Project Type	CCED Funds	Project Budget	Lvgd Ratio	Funds Disbursed	New Project Budget	Additional Funding Request (Recommendation)	New Lvg Ratio	Notes
One Nine Vine	Kelvin Simmons	1901 Vine St	Construction of 80 units (30 1-bdrm, 50 2-bdrm, 14 affordable) and 138 space parking garage	Residential	\$ 3,960,000	\$ 18,133,565	21.84%	\$ 3,960,000	\$ 24,377,539	\$ 693,462	19.09%	Project is not in compliance/Project has been in contact with CREO and is working on meeting all compliance requirements.
Jazz Hill Apartments	Austin Carmony	1000 Paseo	Multi-Family rehabilitation of Jazz Hill Apartments - 197 affordable units	Residential	\$ 4,124,296	\$ 33,886,275	12.17%	\$ 3,212,056	\$ 41,241,584	\$ 995,000	12.41%	Project is not in compliance/Project has been in contact with CREO and is working on meeting all compliance requirements.
<b>Total</b>					\$ 9,234,296	\$ 59,687,808	22.63%	\$ 7,673,390	\$ 65,619,123	\$1,711,159.00		

Central City Sales Tax Project Updates - As of April 12, 2024

Project	Developer Name	Location	Summary	Project Type	CCED Funds	Project Budget	Lvgt Ratio	Funds Disbursed	Est Funding Date	Contract Expiration	Contract Expiration per Ordinance 230316	Notes
Round 1												
Linwood Shopping Square	Donald Maxwell	2418 E Linwood Blvd	Renovation Retail Shopping Center	Commercial	\$ 2,389,146	\$ 8,592,000	27.81%	\$ 2,389,146	-			Project Complete (project closed)
MACPEN Enterprise	Myron McCant	2115 Prospect Ave	Construction of Child Care Center with Services - Kiddie Depot	Commercial	\$ 1,000,000	\$ 3,249,750	30.77%	\$ 1,000,000	-			Project Complete (EDCKC reviewing close-out information)
Community Builders of Kansas City	Shannon Hesterberg	5008 Prospect Ave	Renovation for Entrepreneur Space at 5008 Prospect	Commercial	\$ 627,785	\$ 752,785	83.39%	\$ 627,785	-			Project Complete (project closed)
Emmanuel Family & Child Development	Deborah Mann	4736 Prospect Ave	Construction of Child care Center with Services	Commercial	\$ 1,225,000	\$ 7,309,387	16.76%	\$ 725,000	-	2/3/2021	2/3/2022	Building Complete. Construction on Sound barrier outstanding.
Ivanhoe Neighborhood Council	Nailah M'Biti	3800 Garfield Ave	Senior Cottages at 39th Street (8 units)	Residential	\$ 1,221,332	\$ 2,174,632	56.16%	\$ 1,221,332		3/1/2023	3/1/2024	Project is 88% complete.
National Association of Construction Coop	Edward Bell	Town Fork Creek Neighborhood	Rehabilitation of Homes throughout the District	Residential	\$ 300,000	\$ 10,000,000	3.00%	\$38,735	-	8/1/2025	N/A	Project commenced. (No bimonthly report submitted)
Neighborhoods United	Bill Kimble	3200 E 20th St, 4007 Wabash Ave, and 6233 South Benton Ave	Rehabilitation of Homes for Disabled Veterans	Residential	\$ 313,804	\$ 627,608	50.00%	\$313,804	-			Project Complete (project closed)
Round 2												
Urban America Southpointe, LLC	Robert Farmer	6232 Prospect Ave	Pre-development for housing project at 63rd & Prospect Ave	Mix-Use	\$ 500,000	\$ 180,259,034	0.28%	\$ 500,000	-	12/3/2023	12/3/2026	Project Commenced. (See project updates)
Urban America - KC EVE, LLC	Robert Farmer	2001 Vine St	Redevelopment of Castle Building and construction of 36 homes at 20th & Vine	Mix-Use	\$ 1,205,231	\$ 21,947,664	5.49%	\$ -	TBD	TBD	9/19/2024	Developer submitted letter rescinding funds previously awarded.
KC Town Hall	Julie Fredenburg	3540 Indiana Ave	Redevelopment of building on 36th & Indiana Ave into incubator and 3 affordable housing apartments	Mix-Use	\$ 490,539	\$ 680,169	72.12%	\$ -	TBD	TBD	9/26/2024	Developer submitted letter rescinding funds previously awarded.
Urban Neighborhood Initiative	Diane Cleaver	Wendell Phillips Neighborhood	Site work and infrastructure to construct 30 single-family home with Habitat for Humanity	Residential	\$ 250,000	\$ 1,731,600	14.44%	\$ 250,000	-	10/11/2023	9/19/2024	Project commenced. (No project updates submitted)
Oak Park Neighborhood Association	Pat Clark	2601 E 38th St	Equity funding to support the development of 29 units of affordable housing at 38th Street and Prospect	Residential	\$ 2,950,000	\$ 8,183,550	36.05%	\$ 2,800,000	-	9/15/2023	9/15/2024	Project commenced. (See project updates)
Linwood Garden	James Scott	3220 Michigan Ave	Develop 32 housing units, community kitchen, coffee shop and exterior shelter near Linwood and Michigan.	Residential	\$ 1,150,000	\$ 7,667,968	15.00%	\$ 501,334	-	8/15/2035	N/A	Project commenced. (No bimonthly report submitted)
Prospect Summit Duplexes	Leonard Graham	2500 E 23rd St	Construction of 23 townhomes at 22nd/23rd and Prospect Avenue.	Residential	\$ 2,500,000	\$ 5,653,625	44.22%	\$ -	TBD	TBD	12/10/2024	The Funding and Loan Agreements have been sent to developer to review. Awaiting CUP/LOI and final budget. (No bi-monthly report submitted)
Palestine Economic Dev. Corp	Marvin Gross	2651 E 34th St	Construction of 39 unit assisted living facility at 35th Street and Prospect.	Residential	\$ 2,288,008	\$ 5,735,008	39.90%	\$ 1,071,586	-	12/31/2023	12/21/2024	Project commenced. (See project updates)
Round 3												
One Nine Vine	Kelvin Simmons	1901 Vine St	Construction of 80 units (30 1-bdrm, 50 2-bdrm, 14 affordable) and 138 space parking garage	Residential	\$ 3,960,000	\$ 18,133,565	21.84%	\$ 3,960,000	-	7/29/2024	N/A	Project Commenced (No bi-monthly report submitted)
Conrad Wright Media Building	Conrad Wright	2301 E 34th St	Rehabilitation of existing building for mixed-use office space and two affordable apartments	Mix-Use	\$ 200,000	\$ 600,000	33.33%	\$ 100,000	-	12/17/2023	12/17/2024	Advancement of 50% of the funds complete. (No bimonthly report, sent letter from the City Manager's office on 11/9/2022)
38th Street Studio	Carletta Temple	3841 Agnes Ave	Rehabilitation of existing building located at 3841 Agnes for office space and 5 affordable apartments	Mix-Use	\$ 422,354	\$ 641,714	65.82%	\$ -	TBD	TBD	12/17/2025	Awaiting CUP/LOI and final budget. (No bi-monthly report)
The Overlook District	Elizabeth Schultz	2801 Dr. Martin Luther King Jr. Blvd	Site infrastructure for future 11 acre office / mixed-use development	Mix-Use	\$ 5,150,000	\$ 23,283,520	22.12%	\$ 5,150,000	-	7/9/2044	N/A	Project Commenced. ( No bimonthly report)
Parade Park Homes	Judith Moran	1501 Woodland Ave	Infrastructure/demolition for new construction of 100 multi-family affordable senior apartment units	Residential	\$ 905,000	\$ 3,244,533	27.89%	\$ -	TBD	TBD	1/28/2026	HUD has hired a management company to evaluate the immediate property needs and are addressing those items currently.
Jazz Hill Apartments	Austin Carmony	1000 Paseo	Multi-Family rehabilitation of Jazz Hill Apartments - 197 affordable units	Residential	\$ 4,124,296	\$ 33,886,275	12.17%	\$ 3,212,056	-	12/1/2023	12/3/2024	Project Commenced (See project updates)
Santa Fe Homes	Marquita Taylor	3201 E 29th St	Home rehabilitation program in Santa Fe Neighborhood (\$50,000 maximum loan per home)	Residential	\$ 610,000	\$ 1,395,000	43.73%	\$ 610,000	-	12/17/2023	12/17/2023	Project Commenced. (See project updates)
Round 4												
Zhou B Arts	Jim Panella	1801 E 18th St	Renovation of a vacant 5-story blighted building into art galleries, studios, artist community, and event space facility with outdoor garden	Mix-Use	\$ 1,500,000	\$ 44,444,418	3.38%	\$ 1,500,000	-	9/23/2024	5/26/2025	Project Commenced. (No bi-monthly report)
Jerusalem Farm	Jessie Schiele	520 Garfield Ave	Rehabilitation of 50 residential units in the CCED area between 9th Street to Truman Road and Paseo Blvd to Indiana Ave	Residential	\$ 250,000	\$ 406,500	61.50%	\$250,000	-	7/20/2025	N/A	Project Commenced. (No bi-monthly report)
Ivanhoe Neighborhood Council	Alan Young	3700 Woodland Ave	Rehabilitation of owner-occupied housing and accessibility upgrades	Residential	\$ 545,000	\$ 695,000	78.42%	\$ -	TBD	TBD	5/26/2027	Funding Agreement executed. Disbursement agent reviewing Disbursement agreement. (See project updates)
Promise Place	Troy Nash	4423 Olive St	Acquisition and construction of 101 garden apartment units of affordable housing in Ivanhoe Neighborhood	Residential	\$ 3,600,000	\$ 27,864,118	12.92%	\$ -	TBD	TBD	5/26/2027	The Funding and Loan Agreements have been sent to developer to review. Awaiting CUP/LOI and final budget. (No bi-monthly report)
Ivanhoe Neighborhood Council	Nailah M'Biti	3700 Woodland Ave	Construction of 24 units of transitional housing for veterans in the Ivanhoe Neighborhood	Residential	\$ 1,500,000	\$ 4,863,867	30.84%	\$ -	11/15/2023	11/15/2028	8/4/2029	Project Commenced. (See project updates)

GEM Theatre	Pat Jordan	2033 Vine Street	Construction of 5 single-family townhomes with adjoining workspace	Residential	\$ 783,266	\$ 2,255,403	34.73%						Project did not pass through council on 08/11/2022. Developer attended the CCED meetin on 10/11/2022 to give an update on project plans moving forward.
Monaque Advisory	Derek Durham	2914 E 23rd St	Construction of 9 residential units in the Phillis Wheatley Neighborhood	Residential	\$ 275,000	\$ 2,247,678	12.23%	\$ 275,000	-	11/30/2025	N/A		Project Commenced. (No bi-monthly report)
Round 5													
Project	Developer Name	Location	Summary	Project Type	CCED Funds	Project Budget	Lgd Ratio	Funds Disbursed	Est Funding Date	Contract Expiration	Contract Expiration per Ordinance 230316	Notes	
Jamestown	Adrain Howard	2701 E 43rd St	New construction of 12 duplex creating 24 housing units.	Residential	\$ 836,049	\$ 6,549,262	12.77%		TBD	TBD	5/11/2028	Awaiting final budget, CUP/LOI (See project updates)	
Sandford B Ladd School Redevelopment Project	Aija Morris	3640 Benton Blvd	Creation of 51 housing units.	Residential	\$ 3,000,000	\$ 24,373,234	12.31%		TBD	TBD	5/11/2028	Awaiting final budget, CUP/LOI. (No Bi-monthly report)	
Jazz District III	Emily Bernstein	1511 E 18th St	Construction of mixed-use building and creation of 48 affordable housing units.	Mix-Use	\$ 4,000,000	\$ 21,128,000	18.93%		TBD	TBD	5/11/2028	Awaiting final budget, CUP/LOI. (See project updates)	
Flora Avenue Apartments & Childcare	Kevin Moore	2103 Flora Ave	Construction of 6 mixed-income units and daycare.	Mix-Use	\$ 573,743	\$ 2,049,083	28.00%		TBD	TBD	5/11/2028	Review of redline disbursement agreement. (See project updates).	
Sisters in Christ Serenity House	Carolyn Whitney	2604 Lockridge	Renovation of 5 transitional units.	Residential	\$ 678,268	\$ 1,037,506	65.37%		TBD	TBD	5/11/2028	Awaiting goal request waiver (Developer is seeking professional goal waiver). No bi-monthly report.	
Allenwood	Adonica Worley	2809 E Linwood Blvd	Renovation and creation of 9 affordable mixed-income units.	Residential	\$ 667,718	\$ 2,232,702	29.91%		TBD	TBD	5/11/2028	Developer is pursuing historic tax credit. Cannot enter into contract due to "choice limited action".	
Urbanity	Canela Hayden	2461 Prospect Ave	Creation of 4 units.	Mix-Use	\$ 686,306	\$ 2,144,707	32.00%		TBD	TBD	5/11/2028	Contract has been submitted in DocuSign. (No bi monthly report submitted).	
Washington Wheatley Revitalization Plan	Gloria Fisher	2312 Bellefontaine Ave	Home rehabilitation program in Washington Wheatley neighborhood.	Residential	\$ 250,000	\$ 349,084	71.62%		TBD	TBD	5/11/2028	Awaiting updated insurance information (No bi monthly report)	
2000 Vine	Timothy Duggan	2000 Vine St	Mixed-use building to include office, event space, and art gallery.	Mix-Use	\$ 950,000	\$ 5,109,640	18.59%	\$ 950,000	10/13/2014	10/13/2025	5/11/2028	Project Commenced. (No bi-monthly update)	
Neyan's Place	Harrel Johnson	1410 E 30th Street	Renovation of 6 affordable units.	Residential	\$ 350,000	\$ 700,000	50.00%	\$ 350,000	10/10/2023	10/10/2025	5/11/2028	Project Commenced. (See project updates)	
<b>Total</b>					\$ 53,169,579	\$ 489,696,508		\$ 27,520,778					


Central City Sales Tax Project Reporting - April 12, 2024 (February 2024/March 2024)

Project	Summary	Pre-Funding Agreement	Bimonthly	Close-out	Report Not Submitted	Notes
<b>Round 1</b>						
Linwood Shopping Square	Renovation Retail Shopping Center					Project is completed and closed-out
MACPEN Enterprise	Construction of Child Care Center with Services - Kiddie Depot			X		Reviewing close-out information through EDCKC
Community Builders of Kansas City	Renovation for Entrepreneur Space at 5008 Prospect					Project is completed and closed-out
Emmanuel Family & Child Development	Construction of Child care Center with Services				X	Sent follow-up on 04/09/24
Ivanhoe Neighborhood Council	Senior Cottages at 39th Street		X			See project updates
National Association of Construction Coop	Rehabilitation of Homes throughout the District				X	Sent follow-up on 04/09/24
Neighborhoods United	Rehabilitation of Homes for Disabled Veterans					Project is completed and closed-out
<b>Round 2</b>						
Urban America Southpointe, LLC	Pre-development for housing project at 63rd & Prospect Ave		X			See project updates
Urban America – KC EVE, LLC	Redevelopment of Castle Building and construction of 36 homes at 20th & Vine				NA	NA
KC Town Hall	Redevelopment of building on 36th & Indiana Ave into incubator and 3 affordable housing apartments				NA	NA
Urban Neighborhood Initiative	Site work and infrastructure to construct 30 single-family home with Habitat for Humanity				X	Sent follow-up on 04/09/24
Oak Park Neighborhood Association	Equity funding to support the development of 29 units of affordable housing at 38th Street and Prospect		X			See project updates
Linwood Garden	Develop 32 housing units, community kitchen, coffee shop and exterior shelter near Linwood and Michigan.				X	Sent follow-up on 04/09/24
Prospect Summit Duplexes	Construction of 23 townhomes at 22nd/23rd and Prospect Avenue.				X	Sent follow-up on 04/09/24
Palestine Economic Dev. Corp	Construction of 39 unit assisted living facility at 35th Street and Prospect.		X			See project updates
<b>Round 3</b>						
One Nine Vine	Construction of 80 units (30 1-bdrm, 50 2-bdrm, 14 affordable) and 138 space parking garage				X	Sent follow-up on 04/09/24
Conrad Wright Media Building	Rehabilitation of existing building for mixed-use office space and two affordable apartments				X	Sent follow-up on 4/09/2024
38th Street Studio	Rehabilitation of existing building located at 3841 Agnes for office space and 5 affordable apartments				X	Sent follow-up on 04/09/24
The Overlook District	Site infrastructure for future 11 acre office / mixed-use development				X	Sent follow-up on 4/09/24
Parade Park Homes	Infrastructure/demolition for new construction of 100 multi-family affordable senior apartment units				N/A	See project updates
Jazz Hill Apartments	Multi-Family rehabilitation of Jazz Hill Apartments - 197 affordable units		X			See project updates
Santa Fe Homes	Home rehabilitation program in Santa Fe Neighborhood (\$50,000 maximum loan per home)		X			See project updates
<b>Round 4</b>						
Zhou B Arts	Renovation of a vacant 5-story blighted building into art galleries, studios, artist community, and event space facility with outdoor garden				X	Sent follow-up on 04/09/24
Jerusalem Farm	Rehabilitation of 50 residential units in the CCED area between 9th Street to Truman Road and Paseo Blvd to Indiana Ave				X	Sent follow-up on 04/09/24
Ivanhoe Neighborhood Council	Rehabilitation of owner-occupied housing and accessibility upgrades	X				See project updates
Promise Place	Acquisition and construction of 101 garden apartment units of affordable housing in Ivanhoe Neighborhood				X	Sent follow-up on 04/09/24
Ivanhoe Neighborhood Council	Construction of 24 units of transitional housing for veterans in the Ivanhoe Neighborhood		X			See project updates
GEM Theatre	Construction of 5 single-family townhomes with adjoining workspace					Project did not pass through council on 8/11/2022
Monaque Advisory	Construction of 9 residential units in the Phillis Wheatley Neighborhood		X			See project updates

Round 5						
Project	Summary	Pre-Funding Agreement	Bimonthly	Close-out	Report Not Submitted	Notes
Jamestown	New construction of 12 duplex creating 24 housing units	X				See project updates
Sanford B Ladd School Redevelopment	Creation of 51 housing units				X	Sent follow-up on 04/09/24
Jazz District III	Construction of mixed-use building and creation of 48 affordable housing units	X				See project updates
Flora Avenue Apartments & Childcare	Construction of 6 mixed-income units and daycare	X				See project updates
Sisters in Christ Serenity House	Renovation of 5 transitional units				X	Sent follow-up on 04/09/24
Allenwood	Renovation and creation of 9 affordable mixed-income units	X				See project updates
Urbanity	Creation of 4 units				X	Sent follow-up on 04/09/24
Washington Wheatley Revitalization Plan	Home rehabilitation program in Washington Wheatley neighborhood				X	Sent follow-up on 04/09/24
2000 Virie	Mixed-use building to include office, event space, and art gallery				X	Sent follow-up on 04/09/24
Neyan's Place	Renovation of 6 affordable units				X	Sent follow-up on 04/09/24

# **CCED Projects Pre-Funding Reports**

# CCED Pre-Initial Fund Disbursement Bimonthly Reporting

All information provided should be as of the first day of the first month and the last day of the second month being reported. The bimonthly reports may be due no later than the 10th day of the reporting month.

## Reporting Months

April 2024 Report (February/March 2024)

## Name of Project

Ivanhoe Minor Home Repair Program

## Developer Point of Contact Name (First and Last Name)

Alan A. Young Sr.

## Developer Point of Contact Phone Number

816-213-7098

## Developer Point of Contact Email Address

ayoung@incthrives.org

### 1. Did you get Professional and Construction Services M/WBE goals established by CREO KC?

Yes

If the answer to question 1 above is no, please explain why. Also indicate if your budget has changed since your intital application submission. (Put N/A if you answered Yes)

n/a

### 2. Have you contacted CREO KC to establish POC for Pre-bid, Bid, Pre-Construction, and Construction meetings for your project?

No

If the answer to question 2 above is no, please explain why. (Put N/A if you answered Yes)

n/a

### 3. Have you started construction within 90 days after the beginning date of your Funding Agreement with the City of Kansas City, Missouri (CCED)?

No

If answered yes to question 3, what is Wage Order you are using for your project? (Put N/A if you answered No)

n/a

### 4. Has your project selected subcontractors and have entered into agreements with selected subcontractors that includes language that clearly identifies the project as a prevailing wage project?

Not Applicable

### 5. Have you submitted your CUP/LOIs for Professional Services for review and acceptance from CREO KC?

Not Applicable

**If the answer to question 5 above is no, please explain why. (Put N/A if you answered Yes)**

Project contract is still in progress of development.

**6. Have you submitted your CUP/LOIs for Construction Services for review and acceptance from CREO KC?**

No

**If the answer to question 6 above is no, please explain why. (Put N/A if you answered Yes)**

Project contract is still in progress of development.

**7. Have you provided all subcontractors with the Missouri publication for prevailing wage guide?**

Not Applicable

**8. Is the Missouri Prevailing Wage Notice to ALL Employees posted with the applicable Wage Order decision on the job site in an area protected from the weather and easily visible to ALL workers on the construction site?**

Not Applicable

**If the answer to question 8 is yes, please explain exactly where the information is located on the construction site. (Put N/A if you answered No)**

Prevailing wage does not apply to this project.

**9. Has your project begin construction and/or demolition work?**

No

**10. Is Prevailing Wage for your project set up in eComply?**

Not Applicable

**If the answer to question 10 above is no, please explain why. (Put N/A if you answered Yes)**

Prevailing wage does not apply to this project.

**11. Please provide in detail any MHDC contingencies and where your projects stands as it pertains to them. (Put N/A if this doesn't apply to your project)**

n/a

**12. Is there any additional information regarding your project that you feel is important to share? (If yes, please explain; if no, put N/A)**

We are in the process of working out a disbursement agreement with a local bank. Our contract will be issued afterward.



# CCED Pre-Initial Fund Disbursement Bimonthly Reporting

All information provided should be as of the first day of the first month and the last day of the second month being reported. The bimonthly reports may be due no later than the 10th day of the reporting month.

## Reporting Months

April 2024 Report (February/March 2024)

## Name of Project

Jamestown

## Developer Point of Contact Name (First and Last Name)

Adarain Howard

## Developer Point of Contact Phone Number

(816) 223-5646

## Developer Point of Contact Email Address

adrainmhoward@gmail.com

### 1. Did you get Professional and Construction Services M/WBE goals established by CREO KC?

Yes

If the answer to question 1 above is no, please explain why. Also indicate if your budget has changed since your initial application submission. (Put N/A if you answered Yes)

N/A

### 2. Have you contacted CREO KC to establish POC for Pre-bid, Bid, Pre-Construction, and Construction meetings for your project?

Yes

If the answer to question 2 above is no, please explain why. (Put N/A if you answered Yes)

N/A

### 3. Have you started construction within 90 days after the beginning date of your Funding Agreement with the City of Kansas City, Missouri (CCED)?

No

If answered yes to question 3, what is Wage Order you are using for your project? (Put N/A if you answered No)

N/A

### 4. Has your project selected subcontractors and have entered into agreements with selected subcontractors that includes language that clearly identifies the project as a prevailing wage project?

Yes

### 5. Have you submitted your CUP/LOIs for Professional Services for review and acceptance from CREO KC?

Yes

**If the answer to question 5 above is no, please explain why. (Put N/A if you answered Yes)**

N/A

**6. Have you submitted your CUP/LOIs for Construction Services for review and acceptance from CREO KC?**

Yes

**If the answer to question 6 above is no, please explain why. (Put N/A if you answered Yes)**

N/A

**7. Have you provided all subcontractors with the Missouri publication for prevailing wage guide?**

Yes

**8. Is the Missouri Prevailing Wage Notice to ALL Employees posted with the applicable Wage Order decision on the job site in an area protected from the weather and easily visible to ALL workers on the construction site?**

No

**If the answer to question 8 is yes, please explain exactly where the information is located on the construction site. (Put N/A if you answered No)**

N/A

**9. Has your project begin construction and/or demolition work?**

No

**10. Is Prevailing Wage for your project set up in eComply?**

Yes

**If the answer to question 10 above is no, please explain why. (Put N/A if you answered Yes)**

N/A

**11. Please provide in detail any MHDC contingencies and where your projects stands as it pertains to them. (Put N/A if this doesn't apply to your project)**

Construction Contingency 420,000.

**12. Is there any additional information regarding your project that you feel is important to share? (If yes, please explain; if no, put N/A)**

We will not be makin any changes.

# CCED Pre-Initial Fund Disbursement Bimonthly Reporting

All information provided should be as of the first day of the first month and the last day of the second month being reported. The bimonthly reports may be due no later than the 10th day of the reporting month.

## Reporting Months

April 2024 Report (February/March 2024)

## Name of Project

Flora Avenue Apartments & Childcare

## Developer Point of Contact Name (First and Last Name)

Moore

## Developer Point of Contact Phone Number

9134853629

## Developer Point of Contact Email Address

contact@genesis-networks.com

### 1. Did you get Professional and Construction Services M/WBE goals established by CREO KC?

No

If the answer to question 1 above is no, please explain why. Also indicate if your budget has changed since your intital application submission. (Put N/A if you answered Yes)

pending meeting

### 2. Have you contacted CREO KC to establish POC for Pre-bid, Bid, Pre-Construction, and Construction meetings for your project?

Yes

If the answer to question 2 above is no, please explain why. (Put N/A if you answered Yes)

n/a

### 3. Have you started construction within 90 days after the beginning date of your Funding Agreement with the City of Kansas City, Missouri (CCED)?

Not Applicable

If answered yes to question 3, what is Wage Order you are using for your project? (Put N/A if you answered No)

n/a

### 4. Has your project selected subcontractors and have entered into agreements with selected subcontractors that includes language that clearly identifies the project as a prevailing wage project?

No

### 5. Have you submitted your CUP/LOIs for Professional Services for review and acceptance from CREO KC?

No

**If the answer to question 5 above is no, please explain why. (Put N/A if you answered Yes)**

CREO office explained this all could be done online, pending instructions. To be completed after contract executed.

**6. Have you submitted your CUP/LOIs for Construction Services for review and acceptance from CREO KC?**

No

**If the answer to question 6 above is no, please explain why. (Put N/A if you answered Yes)**

CREO office explained this all could be done online, pending instructions. To be completed after contract executed.

**7. Have you provided all subcontractors with the Missouri publication for prevailing wage guide?**

Not Applicable

**8. Is the Missouri Prevailing Wage Notice to ALL Employees posted with the applicable Wage Order decision on the job site in an area protected from the weather and easily visible to ALL workers on the construction site?**

Not Applicable

**If the answer to question 8 is yes, please explain exactly where the information is located on the construction site. (Put N/A if you answered No)**

n/a

**9. Has your project begin construction and/or demolition work?**

No

**10. Is Prevailing Wage for your project set up in eComply?**

No

**If the answer to question 10 above is no, please explain why. (Put N/A if you answered Yes)**

to be completed after contract

**11. Please provide in detail any MHDC contingencies and where your projects stands as it pertains to them. (Put N/A if this doesn't apply to your project)**

n/a

**12. Is there any additional information regarding your project that you feel is important to share? (If yes, please explain; if no, put N/A)**

currently working with attorneys on contract revisions, need new builder quotes as previous information is old now, also need to start nearer to interest rate cuts this year.

# CCED Pre-Initial Fund Disbursement Bimonthly Reporting

All information provided should be as of the first day of the first month and the last day of the second month being reported. The bimonthly reports may be due no later than the 10th day of the reporting month.

## Reporting Months

April 2023 Report (February/March 2023)

## Name of Project

Jazz District III

## Developer Point of Contact Name (First and Last Name)

Anne Stevenson

## Developer Point of Contact Phone Number

3143352904

## Developer Point of Contact Email Address

anne.stevenson@mccormackbaron.com

### 1. Did you get Professional and Construction Services M/WBE goals established by CREO KC?

Yes

**If the answer to question 1 above is no, please explain why. Also indicate if your budget has changed since your intital application submission. (Put N/A if you answered Yes)**

From what I understand, our goals are pre-set based on the source of the funds from HOUsign and Commuity Development. We're currently focused on the soft/professional costs.

### 2. Have you contacted CREO KC to establish POC for Pre-bid, Bid, Pre-Construction, and Construction meetings for your project?

No

**If the answer to question 2 above is no, please explain why. (Put N/A if you answered Yes)**

Project not far along enough yet

### 3. Have you started construction within 90 days after the beginning date of your Funding Agreement with the City of Kansas City, Missouri (CCED)?

Not Applicable

**If answered yes to question 3, what is Wage Order you are using for your project? (Put N/A if you answered No)**

N/A

### 4. Has your project selected subcontractors and have entered into agreements with selected subcontractors that includes language that clearly identifies the project as a prevailing wage project?

Not Applicable

### 5. Have you submitted your CUP/LOIs for Professional Services for review and acceptance from CREO KC?

No

**If the answer to question 5 above is no, please explain why. (Put N/A if you answered Yes)**

Anticipate being ready for this step before the next reporting period

**6. Have you submitted your CUP/LOIs for Construction Services for review and acceptance from CREO KC?**

No

**If the answer to question 6 above is no, please explain why. (Put N/A if you answered Yes)**

Project not far along enough yet

**7. Have you provided all subcontractors with the Missouri publication for prevailing wage guide?**

No

**8. Is the Missouri Prevailing Wage Notice to ALL Employees posted with the applicable Wage Order decision on the job site in an area protected from the weather and easily visible to ALL workers on the construction site?**

Not Applicable

**If the answer to question 8 is yes, please explain exactly where the information is located on the construction site. (Put N/A if you answered No)**

Don't have a job site yet

**9. Has your project begin construction and/or demolition work?**

No

**10. Is Prevailing Wage for your project set up in eComply?**

No

**If the answer to question 10 above is no, please explain why. (Put N/A if you answered Yes)**

Project not far along enough yet

**11. Please provide in detail any MHDC contingencies and where your projects stands as it pertains to them. (Put N/A if this doesn't apply to your project)**

No contingencies--have conditional letter. Still working on Exhibit B, Phase II ESA, then will begin work on firm submission checklist.

**12. Is there any additional information regarding your project that you feel is important to share? (If yes, please explain; if no, put N/A)**

We are in the process of finalizing our professional services team and will communicate with CREO KC on any required paperwork, documentation, or waivers required. Our architect, Rosemann Associates, has adjusted the site plan to work around an easement that was previous unknown and the design process should now accelerate.

# CCED Pre-Initial Fund Disbursement Bimonthly Reporting

All information provided should be as of the first day of the first month and the last day of the second month being reported. The bimonthly reports may be due no later than the 10th day of the reporting month.

## Reporting Months

April 2024 Report (February/March 2024)

## Name of Project

Allenwood

## Developer Point of Contact Name (First and Last Name)

Adonica Worley

## Developer Point of Contact Phone Number

(972) 345-3907

## Developer Point of Contact Email Address

worleylwp@gmail.com

### 1. Did you get Professional and Construction Services M/WBE goals established by CREO KC?

No

If the answer to question 1 above is no, please explain why. Also indicate if your budget has changed since your initial application submission. (Put N/A if you answered Yes)

Professional service providers have not been finalized pending Historic Tax Credit decision.

### 2. Have you contacted CREO KC to establish POC for Pre-bid, Bid, Pre-Construction, and Construction meetings for your project?

Yes

If the answer to question 2 above is no, please explain why. (Put N/A if you answered Yes)

N/A

### 3. Have you started construction within 90 days after the beginning date of your Funding Agreement with the City of Kansas City, Missouri (CCED)?

Not Applicable

If answered yes to question 3, what is Wage Order you are using for your project? (Put N/A if you answered No)

N/A

### 4. Has your project selected subcontractors and have entered into agreements with selected subcontractors that includes language that clearly identifies the project as a prevailing wage project?

Not Applicable

### 5. Have you submitted your CUP/LOIs for Professional Services for review and acceptance from CREO KC?

Not Applicable

**If the answer to question 5 above is no, please explain why. (Put N/A if you answered Yes)**

N/A

**6. Have you submitted your CUP/LOIs for Construction Services for review and acceptance from CREO KC?**

Not Applicable

**If the answer to question 6 above is no, please explain why. (Put N/A if you answered Yes)**

N/A

**7. Have you provided all subcontractors with the Missouri publication for prevailing wage guide?**

Not Applicable

**8. Is the Missouri Prevailing Wage Notice to ALL Employees posted with the applicable Wage Order decision on the job site in an area protected from the weather and easily visible to ALL workers on the construction site?**

Not Applicable

**If the answer to question 8 is yes, please explain exactly where the information is located on the construction site. (Put N/A if you answered No)**

N/A

**9. Has your project begin construction and/or demolition work?**

Not Applicable

**10. Is Prevailing Wage for your project set up in eComply?**

Not Applicable

**If the answer to question 10 above is no, please explain why. (Put N/A if you answered Yes)**

N/A

**11. Please provide in detail any MHDC contingencies and where your projects stands as it pertains to them. (Put N/A if this doesn't apply to your project)**

N/A

**12. Is there any additional information regarding your project that you feel is important to share? (If yes, please explain; if no, put N/A)**

N/A



# **CCED Projects Bimonthly Reports**

**FUNDING AGREEMENT**  
**CENTRAL CITY ECONOMIC DEVELOPMENT SALES TAX CITY OF KANSAS CITY, MISSOURI**  
**AND**  
**UA KC SOUTHPOINTE, LLC**  
**CITY CONTRACT NO. 2021-0052**

Performance report through January 31, 2024:

UA KC SouthPointe, LLC, through January 31, 2024, has advanced the advanced the multi-family portion of the SouthPointe Master Development project, formerly known as Building L and now known as Buildings L and N, forward.

No funds from the CCED Grant have been advanced pursuant to the current budget;

The balance of the fees, primarily Architectural and Engineering, shall be expended and submitted in our future report to CCED.

UA KC SouthPointe, LLC

Submitted by:

A handwritten signature in blue ink, appearing to read "Robert C. Farmer, Jr.", is written over the signature line.

Robert C. Farmer, Jr., Principal

# Monthly Performance Narrative Report

## Oak Park Neighborhood Association

- Title cure - PIEA condemnation

- Condemnation is complete. Judge has signed order and title is clear.

- Pre-construction

- Bid invite sent out for finalizing construction numbers. Pre-construction meeting date has been set as well.

- MHDC

- Firm commitment and environmental documents submitted.
  - Waiting on appraisal to submit subsidy layering review with HAKC.
  - Finalizing investor and bank commitments.
  - Working towards end of May closing.

## Palestine Legacy Residences April 2024 CCEDST Monthly Report

The next phase of Palestine Village will be Palestine Legacy Residences (PLR), a new 39-bed assisted living facility to be located on the northeast corner of Prospect and 35<sup>th</sup> Street. This facility will fill a void in central Kansas City by providing well-designed, modern and affordable assisted living care to low and moderate-income senior residents. Recognizing this demand, the Missouri Health Care Facilities Review Committee voted on November 6, 2023, to extend Certificate of Need #5323 until November 7, 2024.

Most assisted living available in central Kansas City is in crowded marginal, converted single-family homes. At the same time, most seniors in this community cannot afford the \$6,000+ per-month fees in newer, suburban facilities. By limiting debt at PLR, we will be able to offer extraordinary care at per-month fees between \$1,800 and \$3,500.

With the additional \$572,002 approved by the CCEDST Board on March 12, 2024, the city of Kansas City has committed \$2,860,010 from the Central City Economic Development Sales Tax to PLR. Utilizing \$1,072,750 of this funding, PEDC executed an agreement with the KCATA to use its land assembly powers to acquire the parcels not yet controlled or optioned by PEDC/KCATA. This allocation will also fund environmental assessments, environmental remediation, the demolition of obsolete and vacant buildings, project management and completion of architectural plans.

Responding to the new CCEDST Board policy adopted in January 2024, PEDC submitted a Budget Modification Request for \$572,002 to cover a portion of the construction cost increases experienced in the time since initial CCEDST funding approval.

With the purchase of 2626 E. 35<sup>th</sup> Street on July 31, 2023 KCATA has acquired the remaining 5 parcels not already in PEDC's ownership. The full PLR development site is now available for the development of PLR.

Of particular note was the successful negotiation with the ownership of the convenience store at the corner of 35<sup>th</sup> and Prospect. Under the executed agreement, the store owner will join in a new Community Improvement District, provide interior space at the convenience store to as a possible location for a neighborhood-based food vendor and KCATA or CID offices. At the suggestion of Councilmember Melissa Robinson, the store owner has agreed to work with the University Health Health Harvest program to have fresh high-quality produce available in the store.

KCATA has authorized a contract with K and S Associates for the environmental remediation and demolition of two vacant buildings on the PLR site. The total contract amount is \$88,316 with K and A (a certified MBE) performing 80% of the work, the asbestos removal (4%) will be performed by All State Environmental, a certified MBE, and the solid waste disposal (16%) by Mark II, a certified WBE subcontractor.

A Phase I Environmental Site Assessment (ESA) was completed for the 5 development site parcels owned by PEDC. No reportable environmental conditions were identified in this process. This work will be required by the project investors, notably the investors utilizing the New Market Tax Credits.

PEDC has executed design and engineering contracts totaling \$268,856. Construction drawings and other documents were submitted to the City of Kansas City on November 3, 2022 for a building permit. This application is noted on the city's COMPASS system as CRBC-2022-40234. Final processing of the permit will begin when the dangerous building is removed from the Prospect frontage.

An application to the city's Public Improvements Advisory Committee (PIAC) process was filed on September 15, 2023 seeking \$235,140 for sidewalks, curbs and driveways in the public right-of-way adjacent to the PLR development.

PEDC has been pursuing local and national philanthropic organizations for the remainder of the estimated \$8.3 mm development cost. A major fundraising milestone has been accomplished with a commitment of \$250,000 from the Sherman Family Foundation. This gift will be cited to leverage additional funding requests to the Health Forward, Hall Family and Maybee foundations. In September 2023, PEDC submitted funding application to two local foundations, the Ina Calkins Foundation and the George Nettleton Foundation for a total of \$700,000. PEDC has engaged Steadfast City, a St.Louis-based NMTC consultant, to assist in the financial structuring and marketing of PLR to CDE's nation-wide seeking a Qualified Low Income Community Investment of approximately \$1.8MM as part of the project financing.

With the encouragement of Councilmember Robinson, the PLR team has initiated discussions with the KCMO Health department to determine the availability of annual payments for safety net indigent care. The city makes these payments to University Health, Samuel Rodgers and Swope Health for services delivered to very low-income patients such as those to be served by PLR. These payments along with personal care units (PCU) payments available from the state of Missouri, open the possibility of privately-sourced debt as part of the NMTC financing structure.

A fourth disbursement to PEDC of \$35,688.43 from CCEDST funding previously provided to KCATA was approved by the city on January 11, 2024.

With the city's encouragement and staff support, a portion of the CCEDST funding has been used to establish a new Community Improvement District (CID) including the properties on both sides of Prospect Avenue between Linwood Avenue and 36<sup>th</sup> Street. Initially, revenues from the district will support dedicated security personnel focused on the 35<sup>th</sup> and Prospect intersection. The City Council established the CID by Ordinance 23020 on November 9<sup>th</sup>, 2023. The Kansas City Election Board held an election on March 12, 2024, of the qualified voters in the district to approve the imposition of a 1% sales tax. The CID was approved by a vote of 43-1.

It is the intention of PEDC to initiate construction of the facility in the third quarter of 2024.



April 1, 2024

Neighborhoods and Housing Services  
City of Kansas City, MO  
4400 Blue Parkway, 2<sup>nd</sup> Floor  
Kansas City, MO 64130

RE: Jazz Hill CCED Reporting

Flaherty & Collins and Twelfth Street Heritage Development Corporation closed on the project in December 2022. Centric is the general contractor and began construction soon after the project closed. Due to hidden and unforeseen conditions, as well as supply chain issues, the project schedule has been delayed and has also seen significant cost overruns. We have applied for additional funds from Jackson County ARPA as well as the Kansas City Affordable Housing Trust Fund to help with the cost overruns. The Council for the Kansas City Affordable Housing Trust Fund has awarded funding of \$1,000,000, which is greatly appreciated. We are still awaiting what the award from Jackson County ARPA will be and have also applied for additional CCED funds. Finally, building 1116 was demolished due to significant structural resulting in life/safety concerns. The updated building delivery schedule is as follows:

924 Paseo – 100% complete, units delivered 10/12/23.  
928 Paseo – 100% complete, units delivered 11/20/23.  
930 Paseo – 100% complete, units delivered 11/20/23.  
1304 Paseo – 100% complete, units delivered 3/7/24.  
1300 Paseo – 100% complete, units delivered 3/7/24.  
1401 E 10th St. – 95% complete, expected delivery 4/30/24  
1200 Paseo – 80% complete, expected delivery 6/7/24.  
1106 Paseo – 85% complete, expected delivery 6/24/24.  
1100 Paseo – 70% complete, expected delivery 8/16/24.  
1000 Paseo – 15% complete, expected delivery 12/24/24.  
1116 Paseo – demolished due to structure life/safety issues.

We have begun leasing the units in buildings 924, 928, 930, 1304, and 1300 and are excited to bring quality affordable housing to the community.

Sincerely,

*Derek Hammond*  
Derek Hammond, CFO  
Flaherty & Collins Properties

*Dwayne Williams*  
Dwayne Williams, President & CEO  
Twelfth Street Heritage Development Corp.

Santa Fe Area Council  
Quarterly Report  
Dec February-March 2024

Through the winter months, there is no activity to report. Our recent general contractor has decided to no longer serve in the capacity-now that he has his MBE certification and has more work than he can handle. He also did not keep the records of the outreach to MBE/WBEs that would have served as our proof to work within the guidelines to receive a clearance.

We are interviewing for a new GC to begin before the end of April, to continue to get the final houses done. He will come with training on the MBE/WBE requirements, and the ability to lead the work. We are extremely excited to finish this project.

Marquita  
Marquita Taylor, MBA  
Santa Fe Area Council

**Agency:** Footprints, Inc  
**Project:** Heroes Home Gate Transitional Home for Veterans  
**Contract Number:** CCED 2023-0081  
**Report Timeframe:** February – March 2024  
**Date:** April 7, 2024

**Activities this period include:**

- Basement foundation waterproofed and insulated
- Foundation drain installed
- Foundation backfilling – Completed walls: East, Southeast, Southwest and a portion of the North (from middle to Northeast corner).
- Main Water Supply lines installed
- Sewer Manholes and drain lines installed
- Elevator concrete foundation and walls were poured and waterproofed
- Elevator electrical and plumbing rough-in completed
- Elevator drainpipe and sump pump installed
- First level lumber and floor trusses delivered

**Project Schedule:**

- Three-week look ahead: items include elevator insulation and backfilling; electrical and plumbing foundation floor rough-in; sewer line installation; final foundation pours for south wall, foundation floor concrete pour.

**Funding Report**

- See attached budget report.

**Reporting**

- Monthly Construction Draw meeting with notification to appropriate City Departments, Architect of Record, Consultants, Developer and General Contractor Held on 2/27/24 and 3/26/24.
- Owner-Architect-Contractor (OAC) meetings held every 2-weeks (Feb. 13<sup>th</sup> & 27<sup>th</sup>; Mar 12<sup>th</sup> & 27<sup>th</sup>.)

**Completion Progress – 29%****Significant Problems**

- Incorrect waterproofing was applied in February and had to be removed causing a 3-week push-back on the schedule.
- The site is very tight for both site utility installation and staging of materials for multiple trades.

**Proposed Changes to Remedy Problems**

- Waterproofing was removed and reinstalled in early March
- Site Utility installation is 98% complete. Backfilling of foundation walls on the eastern portion of the site will help with future staging. Excess dirt removal to increase staging space occurred during the month of March.
- Increased oversight with the addition of weekly planning meetings between the



Contractor, Owner and Owner's Consultant to identify and eliminate future coordination concerns.

- GC will accelerate work where possible to make-up a few days.

**Next Meeting:** 3/09/24 (OAC)

**Report by:** Accomak Development Group  
Nailah M'Biti

**Report Date:** 4/7/2024

**Photo Attachments:**

**Site Utilities:**



Water Supply Line



Water Manhole Cover



Sewer Manhole



Sewer Manhole







Drainpipe installation



Drainpipe



Drainpipe Stand



Backfilled - Southeast Wall



Backfilled - North at middle to northeast



Backfilling – eastern wall





Elevator Pit



Elevator forms ready for concrete.



Concrete poured



Waterproof applied



Lumber – first level and floor trusses



**CCED Projects  
Close-out  
Reports**

**NO REPORTS**